

UNIT B

807 FOURTH AVENUE • JOLIET, ILLINOIS • UNIT B FOR LEASE

FOR LEASE • GROSS

807 Fourth Avenue — Unit B

JOLIET, ILLINOIS 60433 • WILL COUNTY • JOLIET INDUSTRIAL SUBMARKET

ASKING RENT **\$8,125/mo** \$10.00 / SF / Yr • Gross

±9,750 SF • Clear-Span • New 7" Reinforced Slab • Heated & Insulated • 2 Docks + 14'x14' Drive-In • 800-Amp 3-Phase • Gated Yard

\$10.00

PER SF / YEAR • GROSS

\$8,125

PER MONTH

±9,750

SQUARE FEET

5-YR

TERM (NEGOTIABLE)

EXECUTIVE SUMMARY

The Opportunity

Ellsbury Group is pleased to present **807 Fourth Avenue, Unit B** — an extensively upgraded ±9,750 SF clear-span industrial unit for lease in Joliet, the heart of Will County's I-80 / I-55 logistics corridor and North America's largest inland intermodal market. The unit pairs a **new 7" reinforced smooth concrete slab**, full insulation and heat, and heavy electrical and air service with versatile dock-high and drive-in loading and a secured, gated yard — offered on a **simple gross lease**.

It is a turn-key home for manufacturing, distribution, contractor, fleet, or industrial-outdoor-storage users that want move-in-ready space without new-construction rents — with the potential for up to **5 acres of outdoor storage and parking**. Unit B leases on its own, or can be combined with the adjacent **±26,600 SF Unit A** — the two are available **separately or together** (see Leasing Options below).

- ◆ **Move-in ready upgrades.** New 7" reinforced slab, clear-span layout, insulated and heated, with one side built out for cold storage.
- ◆ **Heavy power & air.** 800-amp three-phase service and an in-place 15 HP air compressor support real industrial use from day one.
- ◆ **Flexible loading.** Two dock-high doors with levelers plus a 14'×14' drive-in door — trailers and ground-level access under one roof.
- ◆ **Gross lease — simple cost.** Quoted gross, unlike the NNN asks typical of this market (commonly +\$1-\$3/SF), keeping the tenant's all-in cost predictable.

LEASE SUMMARY

Address	807 Fourth Ave, Unit B
City	Joliet, IL 60433
Unit Size	±9,750 SF
Asking Rate	\$10.00 / SF / Yr
Monthly Rent	\$8,125 / mo
Lease Type	Gross
Lease Term	5 Years (Negotiable)
Available	Immediate
Zoning	I-1 (Light Ind.)
Yard / Parking	Up to ±5 Acres

ASKING RENT · UNIT B

\$8,125/mo
\$10.00 / SF / Yr · Gross

LEASING OPTIONS

OPTION	SIZE (SF)	RATE (\$/SF/YR)	MONTHLY	STRUCTURE
Unit B <i>This offering memorandum</i>	±9,750	\$10.00	\$8,125 / mo	Gross
Unit A <i>Available separately</i>	±26,600	\$6.99	\$15,500 / mo	Gross
Units A + B — Combined <i>Best blended rate</i>	±36,350	\$7.25	\$21,961 / mo	Gross

Units lease separately or together. A dedicated Unit A offering memorandum and a combined-offering package are available on request.

THE ASSET

Site & Improvements



Unit B exterior — masonry warehouse with two dock-high doors (Dock 1 & Dock 2) and ground-level drive-in.

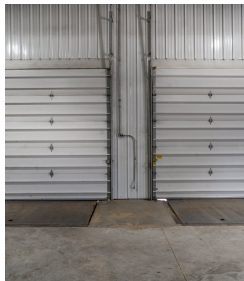
Unit B is a single-tenant masonry warehouse unit improved for modern industrial use. The interior is fully clear-span and column-free, with a brand-new 7" reinforced smooth-troweled slab, insulated walls and roof, gas heat, and one section finished for cold storage. Loading is handled by two dock-high positions with levelers and a 14'×14' drive-in door, while 800-amp three-phase power and a 15 HP air compressor support heavier operations. The site is fully secured behind 24/7 keypad automatic gates with nighttime security, and offers the potential for up to ±5 acres of outdoor storage and parking.



Heated & insulated bay



15 HP air compressor



Dock levelers

PROPERTY FACTS

Submarket	Joliet Area
County	Will, IL
Unit Size	±9,750 SF
Layout	Clear-Span
Ceiling Height	18'
Slab	New 7" Reinf.
Dock Doors	2 w/ Levelers
Drive-In	1 — 14'×14'
Power	800A 3-Phase
Heat / Insul.	Yes / Yes
Air Compressor	15 HP
Cold Storage	One Side
Lease Type	Gross
Zoning	I-1
Yard Potential	±5 Acres

ZONING NOTE

Building zoned **I-1 (Light Industrial)**; surrounding land is **I-2**. Verify permitted uses with the City of Joliet for any specific operation.

WHY THIS UNIT

Built, Powered & Secured for Industry

New 7" Reinforced Slab

Brand-new smooth-troweled concrete floor rated for heavy loads, racking, and equipment.

Insulated

Insulated walls and roof for energy efficiency and year-round comfort.

Cold-Storage Side

One section built out for cold storage — flexibility for varied uses.

800-Amp Three-Phase

Heavy electrical service ready for machinery and high-draw equipment.

14'×14' Drive-In Door

Grade-level drive-in access for trucks, forklifts, and oversized loads.

24/7 Gated & Secured

Keypad automatic gates plus nighttime security protect the site and yard.

Clear-Span Interior

Column-free open span for flexible layout, racking, and easy material flow.

Heated

Gas unit heaters keep the space conditioned through Illinois winters.

15 HP Air Compressor

In-place compressed-air system supports shop tools and production lines.

2 Docks w/ Levelers

Two dock-high doors with installed levelers for efficient trailer loading.

18' Ceilings

Generous clear height for stacking, racking, and equipment.

±5 Acres Yard Potential

Room for up to five acres of outdoor storage / parking (IOS) — rare in-market.



Clear-span, column-free interior



800A three-phase service & transformer



14'×14' drive-in door

RENT COMPARABLES

Comparable Lease Listings — Joliet

Active industrial / warehouse lease listings across the Joliet market (captured 6/22/2026). The subject is shown against the closest matches by use and vintage; asking rates range from \$6.50 to \$23.44 / SF / Yr.

ADDRESS	CITY / ZIP	YR	SIZE (SF)	ASKING \$/SF	USE / NOTES
807 Fourth Ave — Unit B SUBJECT · GROSS	Joliet 60433	1910/Reno	±9,750	\$10.00	Renovated heavy industrial; new slab, heated, 800A, 2 docks + drive-in
912 E Washington St	Joliet 60433	1930	180,000	\$6.95	Large older warehouse, east side
2700 McDonough Rd	Joliet 60436	1969	31,242–356,136	\$6.50	Former Caterpillar facility, heavy industrial
4140-4166 Mound Rd	Joliet 60436	1990	15,000–60,000	\$9.95	Multi-unit warehouse
801 E Cass St	Joliet 60432	1960	10,440–22,440	\$9.00–\$10.06	Warehouse units with yard
801 Brian Dr	Crest Hill 60403	2000	6,820	\$9.50	Freestanding industrial
3400-3474 W Mound Rd	Joliet 60431	2004	9,410	\$9.25	Small-bay industrial
16726 Cherry Creek Ct	Joliet 60433	2008	5,700	\$12.00	3 drive-in doors (14'×14')
1603 Rock Creek Blvd	Joliet 60431	2007	5,779–12,679	\$15.50	Flex / business park
1720 Workers Ct	Joliet 60433	2026	38,400	\$23.44	New Class A construction
MARKET ASKING RANGE	Joliet	—	—	\$6.50–\$23.44	Market avg = \$9.44 / SF

Where the subject sits. At \$10.00 / SF the unit prices at the **top of the older heavy-industrial cluster** (\$6.50–\$10.06), yet well below newer small-bay flex (\$12–\$15.50) and Class A new construction (\$23.44). The premium over vintage stock is justified by the new 7" slab, heat and insulation, 800-amp power, two docks plus a drive-in, and the gated yard. **Critically, Unit B is quoted gross** — operating costs included — while most Joliet industrial space is quoted NNN (commonly +\$1–\$3/SF on top of base rent). On an all-in, effective-cost basis, Unit B is even more competitive than the headline rate suggests.

Source: LoopNet & Crexi public listings, captured 6/22/2026. Figures reflect active asking rents, not closed transactions, and are quoted NNN unless noted. CoStar / MRED closed-lease comps available on request to further support pricing. Verify size, condition, clear height, and dock/door counts per listing.

JOLIET, ILLINOIS

Heart of the Nation's Inland Port

807 Fourth Avenue sits in Joliet — the county seat of Will County and the core of **North America's largest inland intermodal market**. The Joliet / Elwood CenterPoint Intermodal Center is a 6,400-acre logistics park whose BNSF Logistics Park and Union Pacific Global IV terminals together handle more than 3.5 million containers (TEUs) a year. With immediate access to I-80, I-55, and I-355 and a location roughly 40 miles from downtown Chicago, the submarket draws sustained demand from distribution, manufacturing, fleet, and IOS users.

±150,000 JOLIET POPULATION	±696,000 WILL COUNTY POP.	±40 mi TO DOWNTOWN CHICAGO	I-80 / I-55 INTERSTATE ACCESS
6,400 ac CENTERPOINT INTERMODAL	3.5M+ TEUs / YEAR (5TH U.S.)	#1 INLAND PORT, N. AMERICA	~4.7-5.5% CHICAGO IND. VACANCY (Q4'25)

Intermodal & Rail

BNSF Logistics Park and UP Global IV anchor the largest inland container hub in North America.

Highway Access

Immediate reach to I-80, I-55, and I-355 connects the site to Chicago and the national network.

Deep Labor Pool

Joliet (±150K) and Will County (±696K) supply a large industrial workforce.



Aerial of the 807 Fourth Avenue industrial complex — Joliet, Will County, Illinois.

Sources: U.S. Census Bureau QuickFacts (2024); Will County CED; FHWA / CenterPoint Intermodal Center; CBRE / market reports (Q4 2025). Figures approximate, for general reference.

THE ASSET

Property Photos



Exterior – Unit B, dock-high doors & drive-in



Heated, insulated metal-clad bay



Clear-span finished warehouse



Clear-span / cold-storage side



Two dock-high doors with levelers



15 HP air compressor in place

IMPORTANT NOTICE

Disclaimer & Contact

This Offering Memorandum has been prepared by Ellsbury Group for the marketing of 807 Fourth Avenue, Unit B, Joliet, Illinois, for lease. It is intended solely to assist prospective tenants in evaluating the property and does not constitute a lease, offer, or commitment of any kind.

The information contained herein has been obtained from sources believed to be reliable — including owner-provided data, CoStar, and public listing sources — but has not been independently verified. All figures (building area, dimensions, rate, lease terms, utilities, power, zoning, and yard area) are approximate and should be independently verified by the prospective tenant. Building area is marketed at $\pm 9,750$ SF; an on-site measurement reflects approximately 8,964 SF across two bays — verify usable area before relying on it. Zoning is understood to be I-1 with surrounding land I-2; confirm permitted uses with the City of Joliet.

The space is offered on a **gross-lease** basis; rate, term, and final lease structure are negotiable and subject to change or withdrawal without notice. Ellsbury Group makes no representation or warranty as to the accuracy or completeness of this information. By accepting this document, the recipient agrees to hold its contents in confidence and to use it solely to evaluate this opportunity.

FOR MORE INFORMATION

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